

**Brunswick Planning Commission**  
**Minutes**  
**May 24, 2004**

**Commission Members Present:** Chair Ed Gladstone, Vice Chair Don Krigbaum, Secretary Connie Koenig, Council Liaison Walt Stull, Wayne Dougherty, and Ellis Burruss, Alternate

**Mayor & Council Present:**

**Staff Present:** City P & Z Administrator Rick Stup & Carole Larsen, County Planning Liaison

Chairman Gladstone called the meeting to order at 7:00 PM.

**Minutes**

The minutes of the April 26 meeting were reviewed and approved with minor corrections to be made by Staff. (MOTION by Mr. Dougherty and seconded by Mr. Krigbaum, unanimously passed.)

**Chairman**

Mr. Gladstone requested all those in attendance who were going to speak on any of the cases, to rise and be sworn in. He administered the oath.

**Old Business**

None.

**New Business**

**Subdivision – Construction Trailer**

**Galyn Manor, Construction Trailer: Located at 101 Galyn Drive, west of Afton Court and Fiona Way. Zoning Classification: R-1 & OS (PUD), BR-ZC-04-PWA**

Mr. Stup presented the Zoning Certificate and approved Plot Plan as an information item. He stated that unlike most construction trailers, this would be the permanent site until the end of construction rather than continually moving it to different unscreened locations. It will be on the Board of Ed school site and will be screened with an improved entrance. The Ryan Homes construction trailer hopefully will be co-located on the same site.

Mr. Stup answered Commission questions.

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**Subdivision – PWA Package**

**Galyn Manor, Construction Phase II:** Located at Galyn Drive, west of Afton Court and Fiona Way. Zoning Classification: R-1 & OS (PUD), BR-PUD-01-PIII-P2-PWA

**Staff Presentation and Recommendation**

Mr. Stup presented the Staff Report for the Construction Phase II Improvement Plans.

Staff recommends approval of the Construction Phase 2 PWA Package with the following conditions:

1. County DPW approval of the SWM & SEC cost estimates.
2. Applicant bound by their testimony.
3. PWA Package approved by the Mayor and Council.
4. Subject to Staff's final review for accuracy and minor revisions.

Staff further recommends that a recommendation of approval for the PWA Package be forwarded to the Mayor and Council.

Mr. Stup answered questions with regard to the PWA Package.

**Applicant**

Mr. Joe McGraw, Pulte Homes, and Mr. Randy Frey, Rodgers Consulting, had no comments.

**Public Comment**

None.

**Rebuttal**

None.

**Decision**

Mr. Krigbaum made a motion to approve the request in accordance with Staff Recommendation; Mr. Dougherty seconded the motion.

**VOTE: Yea 5 Nay 0**

**Zoning - PUD**

**Brunswick Crossing PUD:** Located east of Jefferson Pike, south of Burkittsville Road, west of Petersville Road. Zoning Classification: R-1, R-2, RS and OS; Water and Sewer Classification W-4, S-4; BR-PUD-03-01-P11

**Staff Presentation and Recommendation**

Mr. Stup presented the Staff Report for the Phase II PUD Plan approval. He stated that there was also a request for ten (10) year APFO Approval.

**Recommendation**

**APFO**

Staff recommends ten (10) year APFO approval with the following conditions:

1. Phasing as proposed on the Phase II PUD Plan in accordance with FCPS Comments.
2. Satisfying MSHA Comments.
3. Draft Developer's Option Letter to be finalized and executed.
4. Staff review and approval of the Letter of Understanding.
5. Applicant bound by their testimony.

**Phase II PUD Plan**

Staff recommends approval of the Phase II PUD Plan with the following conditions:

1. Execution of the Developer's Option Letter.
2. Submission of the draft Letter of Understanding.
3. Applicable Agency Comments
4. Applicant bound by their testimony.

Mr. Stup answered general questions with regard to the Plan and APFO.

Mr. Gladstone requested clarification with regard to the MSHA Comments.

Mr. Krigbaum questioned the use of the Galyn Manor and Brunswick Crossing school sites.

Mr. Burruss questioned school phasing and sewer tap allocation.

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**Applicant**

Mr. Jerry Connelly, Pleasants Development, presented the applicants case stating that he agreed with the Staff Recommendation. He gave a brief summary of the progress that has been made since Phase I PUD Plan Approval, and stated that members of his development team to include Krista McGowan, Miles and Stockbridge; and Lou Iaquina and Sherry Warren, IKO Development; Joe Caloggero, The Traffic Group; Jim Ruff, MHG; and Dan Snyder, Pleasants Development were available for questions.

General infrastructure and construction schedule questions were answered for the Commission.

**Public Comment**

Kim Cable questioned the Elementary School entrance and APFO school concerns, which were addressed by Mr. Stup.

Mr. Dave Snyder raised concerns about traffic and schools, which were addressed by Mr. Stup.

**Rebuttal**

None.

**Decision**

Mr. Dougherty made a motion to grant ten (10) year APFO Approval and the proposed phasing in accordance with Staff Recommendation; Ms. Koenig seconded the motion.

**VOTE: Yea 5 Nay 0**

Mr. Dougherty made a motion to approve the Phase II PUD Plan request in accordance with Staff Recommendation; Ms. Koenig second the motion.

**VOTE: Yea 5 Nay 0**

**Public Comment**

None.

Mr. Stup stated that there would be a June meeting with at least three cases.

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**Adjournment**

The meeting was adjourned at 8:10 PM.

Respectfully submitted,

Connie Koenig, Secretary  
Brunswick Planning Commission